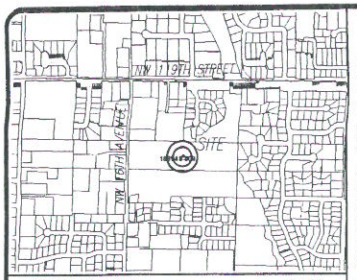


VICINITY MAP SEC 03 T1N R3E WM NTS

NOTES:

THE SITE IS LOCATED AT 11515 NW 16TH AVENUE, VANCOUVER, WA 98685. THE SITE IS APPROXIMATELY 2 BLOCKS SOUTH OF NW 119TH STREET AND ON THE EAST SIDE OF NW 16TH AVENUE.

ASSESSOR'S SERIAL #: 188948-000.

THE SITE IS A PORTION OF THE TAX PARCEL SERIAL # 188948-000 AND IS APPROXIMATELY 10.15 ACRES (442,616 SF) AND IS ZONED R1-7.5.

BASED ON CLARK COUNTY GIS DATA AND THE WETLAND DELINEATION AND ASSESSMENT REPORT PRODUCED BY CASCADIA ECOLOGICAL SERVICES, THE SITE CONTAINS WETLANDS AND PRIORITY HABITAT AREAS. SEE THE WETLAND DELINEATION AND ASSESSMENT REPORT PRODUCED BY CASCADIA ECOLOGICAL SERVICES, DATED NOVEMBER 8, 2005, AND THE EXISTING CONDITIONS PLAN SUBMITTED WITH THIS APPLICATION FOR MORE INFORMATION.

ACCORDING TO CLARK COUNTY GIS THERE ARE NO FLOOD ZONES OR HYDRIC SOILS ON THE SITE.

BASED ON CLARK COUNTY GIS DATA THERE ARE UNSTABLE SLOPES AT THE EAST END OF THE SITE. PLEASE REFER TO THE GEOTECHNICAL STUDY COMPLETED BY GE SERVICES, DATED JUNE 12, 2006 FOR MORE INFORMATION.

DIMENSIONS AND LOCATIONS OF ALL EXISTING EASEMENTS ARE AS SHOWN BELOW. SEE ALSO THE PRELIMINARY UTILITY AND EROSION CONTROL PLAN SUBMITTED WITH THIS APPLICATION.

THERE ARE NO EXISTING BUILDINGS TO REMAIN ON SITE.

THERE ARE NO PROPOSED TRANSIT FACILITIES WITH THIS DEVELOPMENT. SIDEWALKS ARE PROPOSED, AS REQUIRED BY CLARK COUNTY ROAD STANDARDS, FOR PEDESTRIAN CIRCULATION.

THERE ARE NO PROPOSED PEDESTRIAN OR BICYCLE IMPROVEMENTS OTHER THAN THOSE REQUIRED REQUIRED BY CLARK COUNTY ROAD STANDARDS.

THERE ARE NO ROAD SEGMENTS IN EXCESS OF 15% GRADE ON THE SITE OR WITHIN 500 FEET OF THE SITE.

THERE ARE NO LOADING AREAS PROPOSED. OFF STREET PARKING IS PROPOSED IN DRIVEWAYS AND GARAGES.

THERE ARE NO SEPTIC SYSTEMS OR RESERVE AREAS PROPOSED WITH THIS DEVELOPMENT.

THERE IS NO LIGHTING OR SIGNAGE PROPOSED. LIGHTING AND SIGNAGE WILL BE PROPOSED WITH FINAL ENGINEERING.

DENSITY CALCULATIONS

GROSS SITE AREA = 10.16 ACRES (442,616 SF)

PUBLIC RIGHT-OF-WAY = 1.24 ACRES (54,028 SF)

NET SITE AREA = 8.76 ACRES (381,572 SF)

CRITICAL AREAS = 3.22 ACRES (140,342 SF)

NET SITE AREA LESS CRITICAL AREAS = 5.54 ACRES (241,322 SF)

MINIMUM DENSITY: 4.1 UNITS/ACRE
MAXIMUM DENSITY: 5.8 UNITS/ACRE

DENSITY TRANSFER

MAXIMUM DENSITY: 4.6 D.U./ACRE

NET SITE AREA(MAXIMUM DENSITY) + CRITICAL AREAS(MAXIMUM DENSITY) = MAXIMUM D.U./ACRE

5.54(5.8) + 3.22(4.6) = 46.944

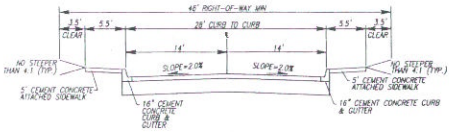
MAXIMUM DENSITY = 47 D.U./ACRE

LOT STANDARDS FOR DENSITY TRANSFER: R1-7.5

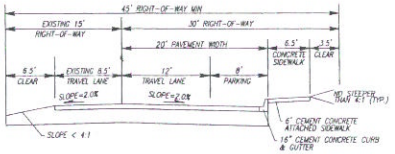
MINIMUM LOT DEPTH: 72'
MINIMUM LOT WIDTH: 50'
MINIMUM USEABLE LOT AREA FOR INTERIOR LOTS: 3,000 SF
MINIMUM LOT SIZE FOR PERIMETER LOTS: 6,750 SF
MAXIMUM LOT COVERAGE: 50%
MAXIMUM BUILDING HEIGHT: 35'

FRONT SETBACK: 20'
SIDE YARD SETBACK: 5'
STREET SIDE YARD SETBACK: 10'
REAR YARD SETBACK: 5'

CLARK COUNTY ROAD STANDARDS
TYPICAL DRAWING 14
URBAN LOCAL RESIDENTIAL ACCESS
N.W. 115TH STREET, NW 14TH AVENUE, & NW 13TH AVENUE FULL-WIDTH
N.T.S

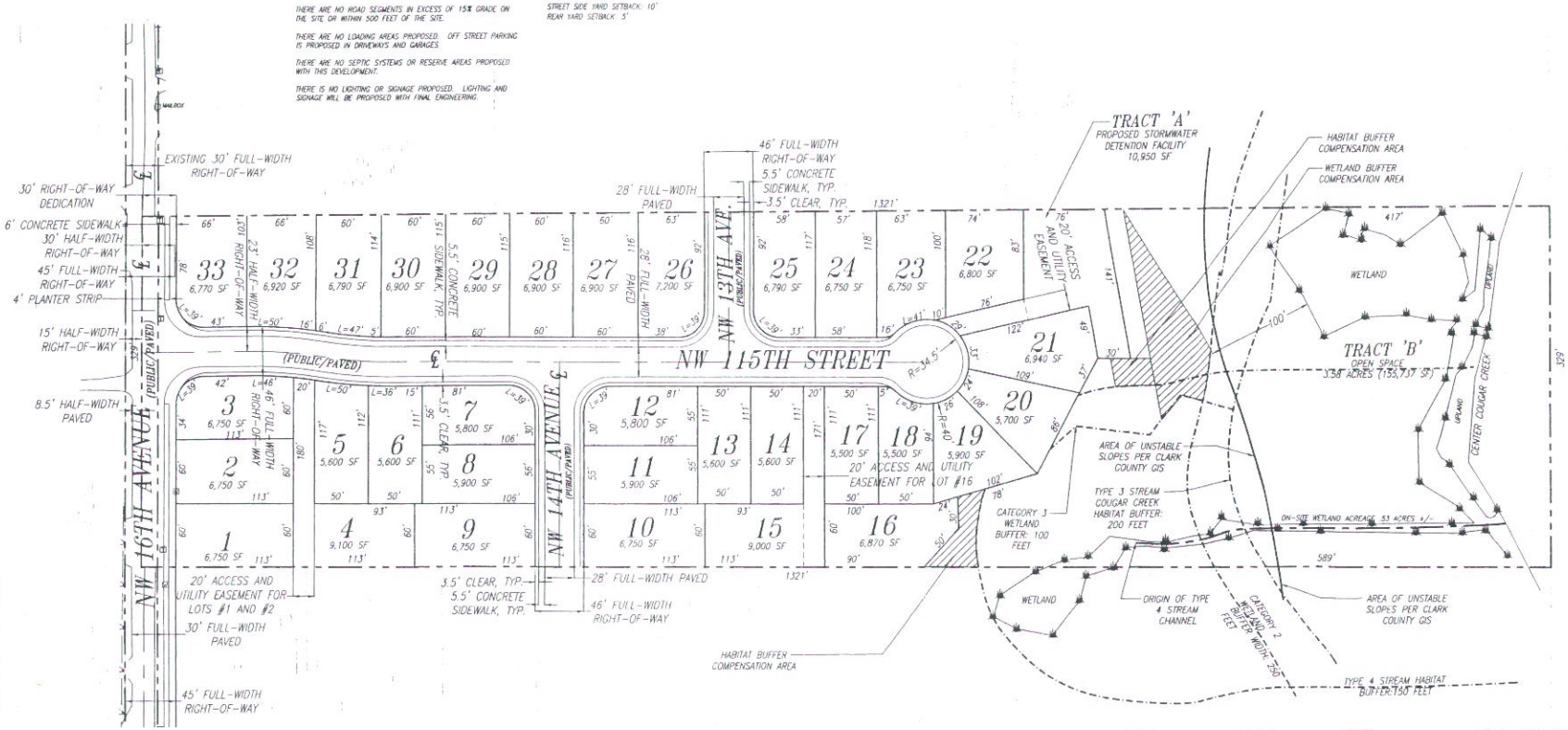


CLARK COUNTY ROAD STANDARDS
TYPICAL DRAWING 24
RURAL MINOR COLLECTOR
N.W. 16TH AVENUE FULL-WIDTH
N.T.S.



LEGEND

PROPERTY LINE
ROAD CENTERLINE
WETLAND BOUNDARY
PROPOSED EASEMENT
CREEK/STREAM CENTERLINE



OWNER:
ROY J NICHOLSON
11515 NW 16TH AVENUE
VANCOUVER, WA 98685

APPLICANT:
NICHOLSON SVC., LLC
608 NE 139TH STREET
VANCOUVER, WA 98685
(360) 576-6598
FAX (360) 576-0696

CONTACT:
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1111 BROADWAY
VANCOUVER, WA 98660
(360) 695-1385
FAX (360) 695-8117
zackg@olsonengr.com

GRAPHIC SCALE
0 25 50 100
(IN FEET)
1 inch = 50 ft.

PENS: /consultant3.ctb
PLOT: j:/data/7000/7900/7980/71183.p_prelim.plot.dwg

PRELIMINARY PLAT FOR:
COUGAR CREEK WOODS SUBDIVISION

OLSON ENGINEERING INC. LAND SURVEYORS ENGINEERS
1111 BROADWAY, VANCOUVER, WA 98660

JERRY C. OLSON STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER
EXPIRES MAY 25, 2008
7/20/06

CHANGES / REVISIONS

DESCRIPTION	DATE

DESIGNED: ZTG
DRAWN: ZTG
CHECKED: KFS
DATE: JULY 2006
SCALE: H: 1" = 50' V:

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COUGAR CREEK WOODS
JOB NO. 7983.00.01

SHEET 2 of 2